

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R27889

Property Information

property address: 4101 S TEXAS AVE

legal description: GARDEN ACRES, LOT 46.47

owner name/address: KLING, S M

4101 S TEXAS AVE STE A

BRYAN, TX 77802-4024

full business name: Texas Heritage Realtors; Kling Engineering & Surveying

land use category: Comm. Office type of business: Realtor/Surveyor

current zoning: \*C2 + RD-5 occupancy status: occupied

lot area (square feet): 32,000 frontage along Texas Avenue (feet): 164.74

lot depth (feet): 199.24 sq. footage of building: 7,582

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): # of stories: 1

type of buildings (specify): concrete

building/site condition: 5- well-maintained str.

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: 1975 accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use

# of signs: 1 type/material of sign: E/N

overall condition (specify): nice

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify)

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 43

lot type: ☐ asphalt ☒ concrete ☐ other

space sizes: 8x14 sufficient off-street parking for existing land use: ☒ yes ☐ no

overall condition: nice

end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

### Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: Very nice; well-kept

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

### Other Comments:

By the zoning map, this prop. is zoned for both commercial residential  
(C-2; RD-S) uses. However, the residential part of prop is  
an adjacent parking lot.